

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

Bulletin: 300-002

Condo Smarts

Headline: Check all bylaws before moving pet into building

Topic: Pet restrictions

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Last May, an unsuspecting young women with two small dogs bought a Kits strata apartment that she thought would be her perfect home for at least the next few years and perhaps longer. The investment seemed worth the spacious condo and the neighbourhood was a dog-walkers' dream.

The next thing she knew, she was facing fines of \$200 a month, a dispute with the strata council and the prospect of having to sell her unit or lose her beloved pets.

How did this happen, especially since the young woman had seen dogs already living in the complex? It turned out, even though she had taken to trouble to read the bylaws, the version she was given was outdated. In 1999, the strata corporation had amended their bylaws to include a bylaw that prohibited pets and the fine amended to \$200 a month.

Strata Law: Bylaws that prohibit or restrict pets are allowable under the Strata Property Act. When a pet prohibition or restriction bylaw is adopted by the corporation, pets residing in the strata lot at the time the bylaw is filed are exempt until the owner moves or the pet dies. Any new residents in the building or any residents wishing to have to have a new pet after the bylaw has been adopted and filed will be in violation of the bylaw and subject to penalties.

Tips: Pets are a huge bone of contention in stratas. Be wary before you bring your beloved pet into a strata where they may not be welcome and cost you money and heartbreak. Request a Form B Information Certificate before you buy, get a copy of all filed bylaw amendments in the land title office, get a copy of the rules from the strata corporation, ask for information in writing and take time to read all the document

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